



For Sale Airline & Alameda Corpus Christi, Tx



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

FOR SALE Commercial Land Corpus Christi, Tx

- \$13.00 Per Square Foot-Lot 2A
- Approximately 1.45 Acres- Subject to final survey
- Approx.196 feet of frontage on Airline by depth-Slightly Irregular
- Northeast corner of Airline and Belmeade (close to Airline/Alameda intersection)
- Zoned B-1 or equivalent, General Business
- Platted Lot, but will require moving the sewer line.
- Call regarding restrictions.

Area Information

- Strong Demographics-Average Family Income-\$73,000.00
- King High School District
- Adjacent Merchants: CVS Pharmacy, Army Navy Credit Union, Circle K, McDonalds.

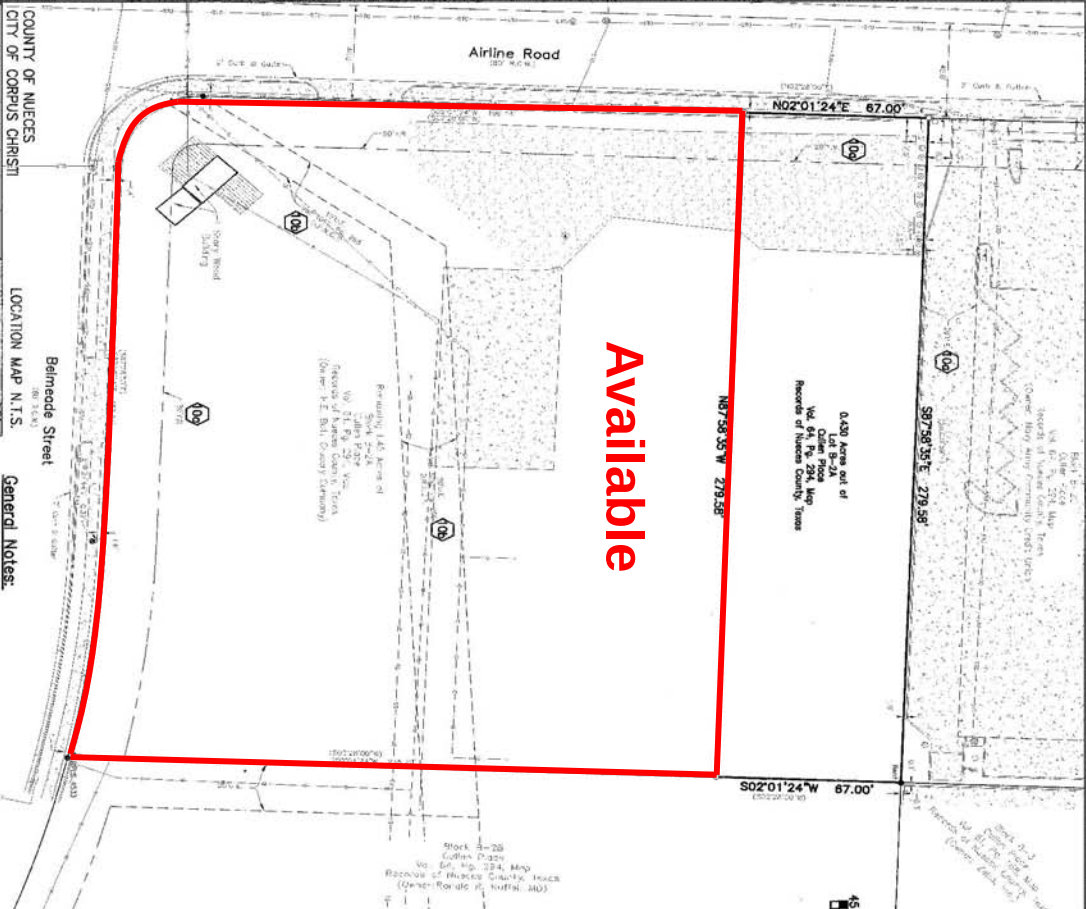
contact information

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Available

0.430 Acres out of
Lot B-2A
City of Corpus Christi
Records of Nueces County, Texas



General Notes:

- 1) Bearings based on GPS NAD83 State Plane Coordinate System, Texas South Zone 4203. (UTM Zone 16N/17N/18N)
- 2) Some features shown on this survey may be out of scale for clarity.
- 3) Declaration is made to original purchaser of the survey, it is not transferable to any additional or subsequent owners.
- 4) This survey was prepared from field data obtained on September 18, 2014.
- 5) Exceptions pertaining to CG, Gas, and Mineral Leases, Rights, Easements and/or Easements are not revealed to determine if they do or do not affect the subject tract.
- 6) There was no evidence of any earth moving work, building construction or building additions, nor any evidence of the site being used as a solid waste dump, dump or sanitary landfill.
- 7) No buildings existing on surveyed property.
- 8) No stippled poring exist on surveyed property.

Zoning:

Subject 0.430 Acres is within Zone CH-1* (Neighborhood Commercial District) per the City of Corpus Christi Zoning Ordinance and has the following zoning requirements:

Max. Density (units/acre) -- 37
Min. Lot Area (sq.ft.) -- 6000
Min. Lot Width (ft.) -- 50
Min. Front Setback -- 20
Street (front) -- 20
Side (single) -- 10
Side (double) -- 20
Rear (100 ft) -- 20
Min. Open Space -- 30%
Max. Height (ft.) -- 35

Utility Note:

The location of underground utilities shown herein are based on visible above ground structures and the City of Corpus Christi OS Utility Map. Locations of underground utilities/structures may vary from locations shown. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavation, please contact the appropriate utility agency for verification of utility type and for field location.

Flood Note:

By graphic porting only, this property is in Zone C-1 of the Flood Insurance Rate Map, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.

Title Commitment:

Alamo Title Insurance
G.F. No. 4041005113
Effective Date: July 23, 2014
Issued Date: August 26, 2014

This Survey was prepared in reference to the above Title Commitment and is not intended for any subsequent transactions or parties. It does not constitute a title search by the surveyor. All information regarding record encumbrances, easements, and other documents that might affect the property of title to the tract shown herein was gathered from the Title Commitment.

A 20' wide replacement/utility easement along the side of the subject property adjacent to Airline Road is a 20' wide replacement/utility easement along the side of the subject property adjacent to Belvedere Street, and a 10' utility easement extending to a 20' utility easement running north, through and across the subject property as shown by the map or plat recorded in Volume 84, Page 254, Map Records of Nueces County, Texas. (Does not effect, as shown on Survey).

Utility Easement dated August 7, 1985 associated by Guy M. Wynn, Trustee et al. to the City of Corpus Christi recorded under Clerk's file No. 632445, Volume 1012, Page 255, Deed Records of Nueces County, Texas. (Does not effect)

All terms conditions and stipulations contained in Deed Record Acquire and Deed Record Acquire, dated September 12, 1997, associated by and between E. Scott Development, Inc. and C.R. Hotal Development, Inc., recorded under Document No. 1997032834, Official Public Records of Nueces County, Texas. (Does not effect)

All terms conditions and stipulations contained in Deed Record Acquire and Deed Record Acquire, dated September 12, 1997, associated by and between E. Scott Development, Inc. and C.R. Hotal Development, Inc., recorded under Document No. 1997032834, Official Public Records of Nueces County, Texas. (Does not effect)

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Surveyors Certificate:

I, the undersigned, being duly qualified and sworn as a Professional Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown on the map or plat recorded in Volume 84, Page 254, Map Records of Nueces County, Texas. (Does not effect Subject Tract).

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Uniform Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items and includes items 1, 2, 3, 4, 6, 7(a), 8, 9, 11(a)(b), 13, 16, 18, of Table A thereof, of Table A thereof. The field work was completed on September 19, 2014.

Date of Plot or Map: September 22, 2014



URBAN ENGINEERING
Keith W. Wynn, PLS
License No. 5463



ALTA/ACSM SURVEY OF

0.430 Acres out of Lot B-2A, Outen Place, a map of which is recorded in Volume 85, Page 35, Map Records of Nueces County, Texas.

DRAWN BY: RLG SCALE: 1" = 30' JOB NO: 42323 B/L00

CHK'D BY: DATE: 9/22/14 SHEET: 1 OF 1
urbanengineering.com





Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

Cravey Real Estate Services, Inc., 5541 Bear Lane, Suite 240 Corpus Christi, TX 78405
Phone: 361.289.5168301 Fax: 361.289.5442 Matthew Cravey

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